



Case Study

LASCAR WORKS

Quick facts



Location

223-227 Staines Road,
Hounslow TW3 3JL



Value

The end project value
of these assets was
£150m



Sector

Providing land
promotion, residential
and industrial space



Two assets

225 houses and the
40,000 sq ft Hounslow
Trade Park



Aquired

Acquired in
October 2005

Howard Group was invited to undertake the remediation, promotion and disposal of a former asbestos factory in west London by the executors of the Robert Beldam Estate, on behalf of Corpus Christi College, Cambridge and other beneficiaries.



OBJECTIVES:

- To undertake highly complex remediation and land promotion projects
- To secure the best possible return for the executors and beneficiaries of the estate

In order to undertake this complex and highly sensitive process a joint venture was developed with Teesland IDG to form Howard Teesland Ltd. Howard Teesland Ltd undertook remediation works on the 6.5 acre site to remove asbestos, hydrocarbons, Toluene and Japanese Knotweed. Simultaneously, a project team including Hamiltons Architects and EC Harris was assembled to prepare a masterplan and a detailed planning application for a mixed-use residential and industrial scheme.

An application was submitted to the London Borough of Hounslow and planning consent was granted. A sale of the 4.6 acre residential site to A2Dominion was completed working in partnership with Hill Partnerships. The remaining two acres were acquired by Howard Group and subsequently sold to Ambit and Kames Capital for the development of the Hounslow Trade Park.

The key project objective was to secure the best possible return for the executors and beneficiaries of the estate, which included Corpus Christi College and a well-known independent school.

Given its ability to take a long-term view, Howard Group was the perfect partner to manage matters discreetly and professionally, and to work in partnership with beneficiaries and other property companies or consultants.

The overall project strengthened the company's track record of undertaking substantial, highly complex remediation and land promotion projects in testing and difficult circumstances.

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**THE DEVELOPMENT
REGENERATED
THIS PART OF
HOUNSLOW IN
THE MIDST OF A
RECESSION**

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William Jewson

Partnerships

To successfully deliver this complex project, a number of key partnerships were formed with Teesland IDG, Hamiltons Architects and EC Harris.



OTHER HOWARD GROUP PROJECTS:

SPILLERS MILL



Howard Group acquired Spillers Mill from Hill Residential in December 2015. The iconic flour mill has been redeveloped to create 19 luxury apartments adjacent to Cambridge station, in the heart of the visionary CB1 gateway regeneration project.

ICONIX PARK



Howard Group has acquired, invested in and let Iconix Park and Langford Arch, to add scale and value to its Sawston portfolio. This investment has provided an opportunity to harness the exceptional demand for office, R&D and laboratory space in the south Cambridge biomedical cluster.

MOUNT PLEASANT HALLS



Howard Group and Osborne formed a joint venture to purchase Mount Pleasant House in Cambridge from Universities Superannuation Scheme (USS) for £10.7m. Planning was secured and construction is underway for a new 277-bed student accommodation programme for St Edmund's College.



For further information contact:

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